WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, #150, Brentwood, Tennessee 37027

D-0238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olive Branch Missionary Baptist Church	Olive Branch Missionary Baptist Church	182-00-0-019.00
P.O. Box (NAME) 1118	P.O. Box (NAME) 1118	
(ADDRESS) Antioch, TN 37013-1118	(ADDRESS) Antioch, TN 37013-1118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, May Francis Ward and James Dickerson and Ben Dickerson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olive Branch Missionary Baptist Church, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Davidson County DEEDWARR
Recvd: 06/19/03 09:42 3pgs
Fees:18.00 Taxes:712.71

20030619-0084665

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 5995 Cane Ridge Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of June, 2003.

Ben Dickerson

May Francis Ward

James Dickerson

EXHIBIT A

Being a Lot or parcel of land conveyed to Hickman and Thomas Brown, and bounded as follows;

On the North by the Antioch Road and Cane Ridge Road; on the East by the lands of William Hodge; on the South by the Rush road which leads from Nolensville Pike to the Cane Ridge Church and on the West by the lands of Mrs. Annie Bond, as appears of record in Book 294, Page 503, Register's Office for Davidson County, Tennessee.

Said land being situated in the Sixth Civil District of Davidson County, Tennessee.

Included in the above legal description but specifically excluded from this conveyance are the following described tracts;

TRACT 1:
Beginning at an iron pipe corner in the West line of Antioch Road 30 feet wide, said corner being 1757 feet from North line of Hobson Pike, 40 feet wide; thence along the West line of Antioch Pike, North 33 degrees no minutes West 200 feet to an iron pipe corner; thence South 57 degrees no minutes West, 280 and 8/10 (280.8) feet to an iron pipe corner in the line between Robert Bonds and Green; thence along line between Bonds and Green South 5 degrees 23 minutes West, 71 and 2/10 (71.2) feet to an iron pipe corner; thence South 33 degrees no minutes East 144 and 2/10 (144.2) feet to an iron pipe corner; thence North 57 degrees no minutes East 325 feet to the point of beginning, as shown by survey made by Betts Engineering Company, dated October 29, 1952.

TRACT2:
A certain tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, and more particularly described as follows;

Beginning at a point in the center of Cane Ridge Road (Antioch Pike) and proceeding along the center of said road South 37 degrees 58' East 289.3 feet; thence around a slight curve around the center of said road 34 degrees 30' East 100 feet; thence around a slight curve in the road South 35 degrees 43' East 262.7 feet to a point; thence northerly 502 feet along an old fence line to a point; thence North 86 degrees 48' West 388.6 feet along an old fence line to the point of beginning, shown and described by a survey made by John M. Sullivan, dated March 5, 1956.

TRACT3:
Lying in the Fifth Civil District of said County, and described according to a survey made by Steve Draper, Surveyor, dated May 5, 1964, as follows:

Beginning at a point in the center line of Cane Ridge road at the Northwest corner of the property conveyed to Minnie Green, by deed from L.M. Green, as of record in Book 2496, Page 535, said Register's Office; thence with the center line of said road and along Green's line, South 37 degrees East 235 feet to the North corner of the property conveyed to American Telephone & Telegraph Company, by L.M. Green, as of record in Book 2136, Page 15, said Register's Office; thence with the telephone company's northwesterly line, South 55 degrees West 299.3 feet to a point in the East line of the Bonds land; thence with a fence, North 4 degrees East 351 feet to a point; thence North 86 degrees 40' East 65 feet to the point beginning.

Being the same property conveyed to Clarence Dickerson by Warranty Deed from Clara Glen, dated January 15, 1996, of record in Book 9921, Page 648, Register's Office for Davidson County, Tennessee. Clarence Dickerson died on March 27, 1996, leaving no will of record. Said property vested in his sister, May Frances Ward, and brothers James Dickerson, and Ben Dickerson as evidenced by an Affidavit of Heirship, of record in Book 10464, Page 864, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

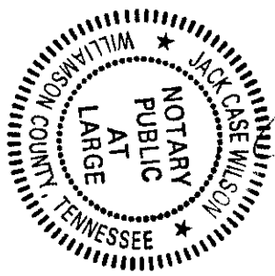
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named May Francis Ward and James Dickerson and Ben Dickerson the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of June, 2003.

Commission expires: 4/16/06



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212